

16-508 DISTRICT "R-5" APARTMENT HOUSE DISTRICT.

- 508.1 INTENT. The intent of this district is to provide for higher density residential development not commonly found in the other residential districts but still maintaining a basic residential quality.
- 508.2 PERMITTED USES. In District R- 5 no building structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed, or altered except for one or more of the following uses:
- A. All uses permitted in District R-3.
  - B. Medium rise apartment buildings.
  - C. Boarding and Lodging houses.
  - D. Day Care Centers.
  - E. Dormitories.
  - F. Fraternity and sorority houses.
  - G. Group Care Homes with fewer than fifteen (15) residents.
  - H. Hospitals and nursing homes.
  - I. Home occupations as set out in Article 6.
- 508.3 CONDITIONAL USES. The following uses may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.
- A. All conditional uses in the "R-3" District.
- 508.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA:
    - 1. Medium rise apartments - 1,500 sq. ft. per dwelling unit.
    - 2. Garden Apartments - 2,500 sq. ft. per dwelling unit.
    - 3. Dwellings for the elderly - 1,000 sq. ft. per dwelling unit.
    - 4. Other uses - 7,500 sq. ft.
  - B. MINIMUM LOT WIDTH: Eighty (80) feet.
  - C. MAXIMUM LOT COVERAGE: Forty (40) percent.

- 508.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Four (4) stories or Forty-five (45) feet, whichever is greater.
- 508.6 YARD REGULATIONS.
- A. FRONT YARD:
1. The front yard shall be a minimum of 25 feet if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30'. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.
- B. MINIMUM SIDE YARD: Same as District "R-4", except that twenty (20) feet shall be provided on the street side of a corner lot. The total side yard shall equal or exceed 20% of the lot width.
- C. MINIMUM REAR YARD: No rear yard shall be less than twenty (20) percent of the depth of the lot, or twenty-five (25) feet minimum.
- 508.7 USE LIMITATIONS.
- A. All buildings exceeding two and one-half (2 1/2) stories shall be equipped with elevators.
- B. For every story over two (2) stories there shall be provided an additional ten (10) feet in lot width.
- 508.8 PARKING REGULATIONS. The following number of off-street parking spaces are required:
1. 1 ½ spaces for each studio or 1 bedroom apartment.
  2. 2 spaces for each 2 bedroom apartment.
  3. 2 ½ for each 3 bedroom or larger apartment.
- 508.9 SIGNS. See Article 12.
- 508.10 LANDSCAPING. See Article 11.